148.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	888,300 /	888,300
USE VALUE:	888,300 /	888,300
ASSESSED:	888,300 /	888,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COX MARK D
Owner 2:	LIGHT JANETTE E
Owner 3:	
Street 1:	10 PINE CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY JOSEPH W-KATHLEEN M -
Owner 2:	-
Street 1:	10 PINE CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2325 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6415.000	459,600		428,700	888,300
Total Card	0.147	459,600		428,700	888,300
Total Parcel	0.147	459,600		428,700	888,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.03 | /Parcel: 382.03

Legal Description

User Acct	97219
GIS Ref	
GIS Ref	
Insp Date	10/10/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0002-0011.0

!11551!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,600	0	6,415.	428,700	888,300		Year end	12/23/2021
2021	101	FV	446,600	0	6,415.	428,700	875,300		Year End Roll	12/10/2020
2020	101	FV	446,700	0	6,415.	428,700	875,400	875,400	Year End Roll	12/18/2019
2019	101	FV	323,600	0	6,415.	428,700	752,300	752,300	Year End Roll	1/3/2019
2018	101	FV	323,600	0	6,415.	287,900	611,500	611,500	Year End Roll	12/20/2017
2017	101	FV	323,600	0	6,415.	275,600	599,200	599,200	Year End Roll	1/3/2017
2016	101	FV	323,600	0	6,415.	251,100	574,700	574,700	Year End	1/4/2016
2015	101	FV	306,900	0	6,415.	202,100	509,000	509,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:42:31

LAST REV

Date	Time
08/08/19	10:05:09

danam

USER DEFINED

Prior Id # 1:	97219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY JOSEPH	36398-509		9/13/2002		449,000	No	No		
BUCKLEY JOSEPH/	29175-145		10/1/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2018	251	Addition	121,000	O				
12/15/2009	1254	Renovate	98,500	C				ADD FBATH/RENO 2ND
7/7/2004	597	Re-Roof	9,900					
5/20/1998	305	Manual	1,000					REPLACE WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2019	Permit Visit	DGM	D Mann
8/8/2019	Left Notice	DGM	D Mann
10/10/2018	Inspected	BS	Barbara S
7/16/2018	MEAS&NOTICE	CC	Chris C
2/17/2009	Meas/Inspect	163	PATRIOT
1/11/2000	Inspected	276	PATRIOT
12/1/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6415		Sq. Ft.	Site		0	70.	0.95	11									428,717						428,700	

Total AC/HA:	0.14727	Total SF/SM:	6415	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,717	Spl Credit		Total: 428,700

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

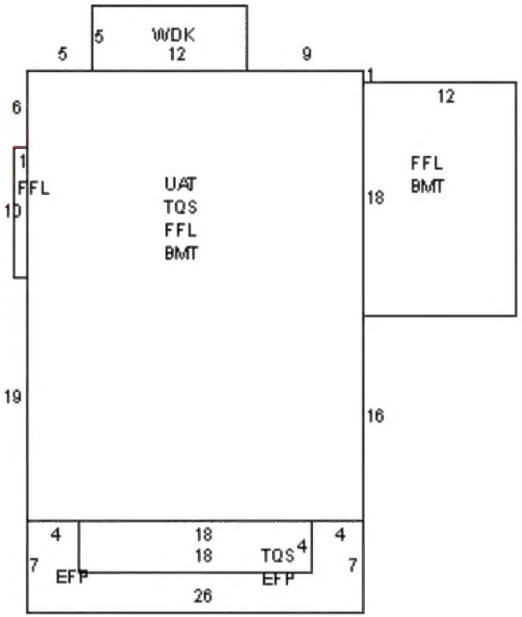
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

WALK UP UAT, OF=SINK AND TOILET IN BMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21074760
Const Adj.:	0.98745072
Adj $ / SQ:	161.400
Other Features:	112850
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515281
Depreciation:	55650
Depreciated Total:	459631

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.40
Special Features:	0	Val/Su Net:	132.53
Final Total:	459600	Val/Su SzAd	245.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	161.400	183,350
BMT	Basement	1,126	56.310	63,408
TQS	3/4 Story	737	161.400	118,871
UAT	Upper Attic	228	124.280	28,273
EFP	Enclos Porch	182	41.650	7,581
WDK	Deck	60	15.800	948

Net Sketched Area:	3,468			Total:	
Size Ad	1872.5	Gross Area	9088	FinArea	2325

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	